

**UNITED STATES BANKRUPTCY COURT  
WESTERN DISTRICT OF PENNSYLVANIA**

In Re:	)	
	)	
BERNARD F. MURPHY, and	)	Bankruptcy No.: 17-23771-JAD
JODI M. MURPHY,	)	
Debtors.	)	Chapter: 13
	)	
BERNARD F. MURPHY, and	)	Related to
JODI M. MURPHY,	)	Document No.: 77
Movants.	)	
	)	Hearing Date: 08/05/2020
v.	)	
	)	Hearing Time: 10:00 AM
NO RESPONDENT.	)	
	)	Response Deadline: 07/27/2020
RONDA J. WINNECOUR, Trustee.	)	

**ORDER APPROVING RETENTION OF REALTOR/BROKER**

AND NOW, this 6th day of August, 2020,  
upon consideration of the MOTION FOR APPROVAL TO EMPLOY REALTOR, it is  
ORDERED, ADJUDGED and DECREED as follows:

1. The above referenced Application is hereby approved as of the date the  
Application was filed.

2. Megan M. Rummel, of Clear Choice Enterprises, 723 East Brady Street, Butler,  
Pennsylvania 16001, is hereby appointed as Realtor for the Debtor in this bankruptcy  
proceeding pursuant to the terms described in the Listing Agreement attached to the Motion  
for the purpose of acting as the Debtor's agent in connection with the sale of real estate,  
possibly as a short-sale, located at 123 Burton Drive, Kittanning, Pennsylvania 16201. A  
realtor commission in the amount of 6% on the sale price, is tentatively approved, subject to  
final court order.

3. Professional persons or entities performing services in the above case are  
advised that approval of fees for professional services will be based on other factors as well  
including results accomplished, the time and labor reasonably required by the applicant to

perform the task(s) involved, the customary fee for similar services, the time limitations imposed by the retention or the circumstances encountered while performing the services, the relationship of the services, if any, to the ultimate bid amount for the subject property, and the extent and nature of awards in similar cases.

4. Approval of any application for appointment of a professional in which certain fees are requested is not an agreement by the Court to allow such fees in the requested amount. Final compensation, as awarded by the Court after notice and hearing, may be more or less than the requested amount based on application of the above criteria.

5. Applicant shall serve the within Order on all interested parties and file a certificate of service.

IT IS FURTHER ORDERED that Realtor commissions are to be paid only from proceeds of sale (and upon further Court approval).

A handwritten signature in black ink, appearing to be "JD", is written over a horizontal line. To the right of the signature, the letters "sjk" are printed.

Judge Jeffery A. Deller  
United States Bankruptcy Court

FILED  
8/6/20 10:40 am  
CLERK  
U.S. BANKRUPTCY  
COURT - WDP

**Certificate of Notice Page 3 of 3**  
United States Bankruptcy Court  
Western District of Pennsylvania

In re:  
Bernard F. Murphy  
Jodi M. Murphy  
Debtors

Case No. 17-23771-JAD  
Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0315-2

User: bsil  
Form ID: pdf900

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Aug 06, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 08, 2020.

db/jdb +Bernard F. Murphy, Jodi M. Murphy, 123 Burton Drive, Kittanning, PA 16201-3601

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Aug 08, 2020

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 6, 2020 at the address(es) listed below:

Dai Rosenblum on behalf of Joint Debtor Jodi M. Murphy Jody@dairosenblumbankruptcy.com,  
Dai@dairosenblumbankruptcy.com;Michael@dairosenblumbankruptcy.com  
Dai Rosenblum on behalf of Debtor Bernard F. Murphy Jody@dairosenblumbankruptcy.com,  
Dai@dairosenblumbankruptcy.com;Michael@dairosenblumbankruptcy.com  
James Warmbrodt on behalf of Creditor LoanDepot.com, LLC bkggroup@kmlawgroup.com  
Office of the United States Trustee ustpreion03.pi.ecf@usdoj.gov  
Ronda J. Winnecour cmecf@chapter13trusteedpa.com  
S. James Wallace on behalf of Creditor Peoples Natural Gas Company LLC sjw@sjwpgh.com,  
Equitablebankruptcy@peoples-gas.com;srk@sjwpgh.com

TOTAL: 6